

South Hills Protection Measure (draft)

Loma Linda's South Hills retain a sense of openness and natural beauty that is increasingly rare in Southern California. They are a highly identifiable visual symbol, and make a significant contribution to the community, including the provision of open space, scenic beauty, wildlife habitat, and recreational opportunities. The South Hills are largely in private ownership, and require careful management. It is, therefore, the purpose of this Measure to:

- Protect the South Hills' natural environment, sensitive environmental features, and public health and safety, by maximizing the preservation of land in permanent public open space;
- Enhance enjoyment of Loma Linda's hillside resources by providing a system of public trails and trailhead facilities;
- Minimize the extent of developed areas and maximize the extent of preserved open space;
- Preserve the beauty of the South Hills as viewed from the valley floor to the north by protecting the most northerly north-facing slopes and signature ridgelines in natural open space;
- Encourage the transfer of development rights between property owners to achieve a pattern of development that is clustered without regard to existing property lines into the less environmentally sensitive portions of the South Hills, thereby preserving large unbroken blocks of open space based.

To accomplish these purposes, the people of the City of Loma Linda do ordain and enact as follows:

- Publicly Owned Land in the South Hills shall be designated as an open space preservation area. No residential development shall be permitted on Publicly Owned Land. Such land shall neither be used for purposes of trade to acquire other properties within the South Hills area nor to provide density bonuses for acquisition of property within the Targeted Open Space Area. Such Publicly Owned Land shall be open to public recreational use, consistent with prior historical uses and the protection of environmental values. All additional land outside the South Hills Area and contiguous to such area acquired by the City for the expressed purpose of open space and public recreation shall be designated Publicly Owned Land and governed by this section.

- Roads shall be prohibited within Publicly Owned Land, except as is necessary for (1) access to trailhead locations, (2) protection of public health and safety, and (3) to provide access to privately owned property where other, less environmental damaging alternative access is not available.
- Residential densities shall be based on the current City and San Bernardino County General Plan designations, and shall not exceed the following for non-clustered development as follows:
 1. South Hills: one dwelling unit per 10 acres outside of the Adopted Hillside Conservation Area
 2. Bench Area outside Hillside: one dwelling unit per 5 acres Conservation Area
 3. Hillside Conservation Area: one dwelling unit per 10 acres or one dwelling unit per 5 with clustering
 4. Publicly Owned Land: Residential development prohibited

- The number of residential units within the South Hills area, including the Hillside Conservation area as defined in LLMC 20.12.030, shall not exceed 1185 units. This maximum build-out number is inclusive of any incentive programs to encourage clustering of development and preservation of large blocks of unbroken open space. This maximum build-out number is exclusive of existing residential units, vested units, or existing legal lots.
- As part of the General Plan implementation, an incentive program shall be formulated to facilitate the preservation of large unbroken blocks of public open space. Such incentive program shall provide for density bonuses in exchange for the dedication of permanent open space consistent with the Loma Linda Trails Committee's targeted open space map (Exhibit 1), along with a system to permit transfers of density between landowners.

- Development shall maintain appropriate horizontal and vertical setbacks from South Hills Area ridgelines. The vertical and horizontal setbacks shall be sufficient to ensure that structures are not visible above the signature ridgelines when viewed from Barton Road to the north. The Signature Ridgelines are mapped and shown in Exhibit ____
- In cases where application of this performance standard would prevent construction of any structure on a lot of record, development shall ensure that obstruction of views of an unbroken natural skyline are minimized, limit heights of ridgelines structures, require that buildings are architecturally designed to conform to the natural topography, and require that appropriate landscaping be provided to soften the impact of the new structure.

- Clustered development shall not be permitted on north facing slopes that are visible from Barton Road to the north. Development along such north facing slopes shall be permitted only where a property ownership and the proposed development within which it is located does not contain a feasible building site other than a north facing slope that is visible from Barton Road.
- The City shall adopt a South Hills Trails Master Plan that is consistent with the Trails Committee's recommended system (Exhibit 1) to identify existing usable trails, propose new or rehabilitated trails to better link the hillsides, set guidelines for maintenance of the trails, and delineate who is to be responsible for necessary maintenance activities and liability. New development shall provide a publicly accessible trail system consistent with the master plan that will link with future dedicated trails and appropriate trailhead facilities. Sidewalks along residential streets will generally not be considered trails.